

Regular Meeting

June 5, 2023

The Regular Meeting of Souderton Borough Council, held on the above date, was called to order by Council President Tracy W. Burke at 7:00 p.m. President Burke reminded the members and audience that the Borough Council meeting is being recorded and will be posted to the Borough web site.

Borough Councillor Richard M. Walczak provided the Invocation, which was followed by the Pledge of Allegiance to the Flag.

Borough Secretary P. Michael Coll conducted a Roll Call with the following members of Borough Council and staff present:

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| Council President Tracy W. Burke | Mayor Daniel L. Yocum |
| Councillor Matthew J. DiNenna | Junior Councillor Elijah S. Steglik |
| Councillor Matthew R. Sholly | Junior Councillor Estrela T. Sadiboko |
| Councillor Richard Walczak | |
| Councillor Courtnee Wampole | Borough Manager P. Michael Coll |
| | Solicitor Charlotte Hunsberger |
| | Police Chief Brian Newhall |
| | Public Works Director Steven Coll |

Borough Council Vice-President Edward Huber and Councillors Daryl Littlefield, Julie Munden and Donna Rogers were absent from the meeting. President Burke noted that Councillors Julie Munden, Daryl Littlefield and Donna Rogers are representing Souderton Borough at the annual conference of the Pennsylvania State Association of Boroughs.

President Burke noted that he will deviate from the Agenda to hear several presentation requests. The first presentation was from Souderton Connects.

Jessica Cimini, Souderton Connects Manager, extended appreciation to Souderton Borough Council and employees for their continued support. The Holiday Tree was delivered and is in storage at the Public Works building. The first Third Fridays event was well attended. The use of the municipal parking lot at Main Street and Hillside Avenue worked very well. Souderton Connects requests permission to close and use this lot for the remainder of the Third Friday events. Borough Council expressed support for the continued use of the parking lot.

Daniel Houser spoke on behalf of the Concert Sundaes Committee. He distributed program booklets for the summer series which began last evening Sunday, June 4, 2023. Concert Sundaes very much appreciate the continued support of Souderton Borough and the construction of the new storage and restroom building. They are in the process of

relocating their equipment into the new storage building. Dan Houser reviewed the various performances scheduled for this summer in the Community Park.

Brian Grant of School Lane Development provided Borough Council with an update on the status of the Towne Gate Commons development. In February, 2023 Borough Council approved the conditional drive up service window for the proposed Starbucks restaurant to be located at the East Broad Street entrance from Souder's Way. They have been working closely with the Planning Commission and Borough consultants on the revised development plan. The Souderton Planning Commission and Montgomery County Planning Commission have formally recommended final conditional approval of the revised development plans to accommodate the Starbucks restaurant, with certain conditions and waiver requests. School Lane Development is looking to finalize their agreements with Starbucks within the next sixty days and then finalize the construction plans pursuant to the architectural renderings that have been presented and approved. At this point in time they are looking at a potential opening in March, 2024. In a somewhat related matter, the development continues to have discussions with the Goddard School about locating into the site as initially discussed almost a year ago.

Consideration was given to the minutes of the May 1, 2023 Regular Borough Council Meeting and the May 15, 2023 Borough Council Work Session.

A motion was made by Councillor Matthew Sholly, and seconded by Councillor Courtnee Wampole, to approve the minutes of the May 1, 2023 Regular Borough Council Meeting as presented. The motion was approved.

A motion was made by Councillor Matthew Sholly, and seconded by Councillor Matthew DiNenna, to approve the minutes of the May 15, 2023 Borough Council Work Session Meeting as presented. The motion was approved.

Police Chief Brian Newhall summarized the monthly report of police department activities. Chief Newhall noted that the Bus Patrol program with the Souderton Area School District has been implemented with 22 violations referred to the department, of which 11 citations were issued. All police officers have completed training in responding to mental health issues.

The Borough Solicitor's report for the month of May, 2023 was submitted to Borough Council. The Borough Solicitor reviewed the license agreement between Brass Collar Brewing Company and its food service contractor at the freight station building. The Solicitor is in the process of reviewing a proposed amendment to the Borough ordinance regulating public consumption of alcohol, which will allow for consumption at special events by permit. Borough Council questioned the status of the subdivision plan for the Cherry Lane property. The Borough Manager noted that the engineer continues to complete the record plan for signatures and recording.

Public Works Director Steven Coll circulated his monthly report to members of Borough Council. Crews continued work on the construction of the plaza at the Freight Building. Our regular part time employee and one summer help employee have joined the crew for park maintenance. The Souderton Pool is now fully operational. Brush collection is very heavy and crews will collect this week. Crews completed replacement of the remaining sewer laterals in the 400 block of Wile Avenue. The road will be milled and a new base course will be paved, which we are trying to schedule. A majority of the banners have been installed, crews are working on completing the remainder of new banners recently received. Crews will be installing sod around the new storage/bathroom building in the Community park and will pave the main pathway from the new parking lot in time for the planned reception on Sunday, June 11, 2023.

Borough Manager Michael Coll noted that the Souderton Planning Commission will not be meeting in June due to the lack of new business. The Planning Commission is expecting to receive a revised plan of subdivision by Gerald Peklak for properties at W. Reliance Road and Harleysville Pike. The next Borough Council work session is scheduled for Monday, June 19, 2023. Given the July 4th Independence Day Holiday, the next Borough Council meeting will be held on Monday, July 10, 2023.

The Borough Manager reported on the scheduled business items for this meeting. The first item concerns a recommendation to approve the amended Final Land Development Plan for Towne Gate Commons, Phase 2B, to construct a Starbucks restaurant along the east Broad Street entrance along Souder's Way. The amended plan has been endorsed by the Planning Commission. The approval contains certain revisions to address comments from our consulting staff and it also includes approval of certain recommended waivers. The second item is a recommendation from our Borough Solicitor to approve the License Agreement between Brass Collar Brewing Company and Menagerie Foods concerning the use of the kitchen area and shared space within the Freight Building which we have under lease with Brass Collar Brewing Company. Both the Borough Solicitor and SEPTA have reviewed and endorse the agreement.

Councillor Courtnee Wampole noted that Borough Council office hours are scheduled for Saturday, June 17, 2023 from 11:00 am to 1:00 pm in the lobby of the Souderton Municipal Building. Borough Council will have a table at the Souderton Connects Third Friday event on Friday, June 16, 2023.

Councillor Wampole further reported that the Souderton Community Pool is now open for the summer season. The pool is operating well and the concession stand has received good reviews.

Councillor Matt Sholly noted that the Public Safety Committee is scheduled to meet on June 15th.

President Tracy Burke reported that the Borough Manager search process has officially begun. The committee, in conjunction with the Meyner Center, developed and advertised the Borough Manager position with applications due by 12:00 noon on Friday, June 23, 2023. The Search Committee will review the applications via a Zoom meeting on Wednesday, June 28th. The Search Committee is scheduling the first round of interviews on July 5th and a second round is scheduled for Wednesday, July 12th. The Committee is looking to schedule a Special Borough Council meeting on Wednesday, July 26th to greet and interview the final recommended candidates. This meeting will be in an Executive Session and will not be open to the public. Based on this meeting, a conditional offer will be extended to the final candidate. The month of August will be devoted to background investigation, drug screen and the development of a employment agreement. The Committee is hoping to formally present a motion for the new Borough Manger at the September 11th Borough Council meeting.

Consideration was given to paying the bills for the month of May, 2023.

GENERAL FUND

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|---------------------------------|-----------|--------------------------------|-------------|
| Altek Business Systems, Inc. | \$151.96 | NetCarrier Telecom, Inc. | \$320.44 |
| Altek Business Systems, Inc. | 2,544.25 | North American Benefits Co. | 1,570.99 |
| Bergey's, Inc. | 1,312.32 | North Penn Water Authority | 46.22 |
| Clemens Uniform Rental | 249.88 | P. Michael Coll | 92.00 |
| Comcast | 787.68 | PECO Energy | 272.33 |
| Cope's garage, Inc. | 2,594.59 | PowerDMS, Inc. | 1,949.75 |
| Crystal Springs | 95.91 | PPL Electric Utilities | 1,921.31 |
| D L Beardsley, Ltd | 52.85 | PPL Electric Utilities | 38.16 |
| Delta Dental Gettysburg Benefit | 1,396.20 | Richter Drafting Office Supply | 546.93 |
| Dianna M Fields | 714.94 | Rodney Shoemaker Plumbing | 1,152.13 |
| FP Finance Program | 359.00 | Scott A. Seifert | 8,640.00 |
| Freedom Systems Corp | 420.00 | Security Service Co., Inc. | 1,607.31 |
| H & K Materials | 625.06 | Something Better, Inc. | 1,100.00 |
| Hajoca Corporation | 2,864.40 | Steven R. Coll | 310.36 |
| Home Depot | 33.74 | Suburban Propane | 664.62 |
| Independence Blue Cross | 19,724.79 | The Harrison Group, Inc. | 285.00 |
| Maryjane Yoder | 659.25 | Univest VISA | 24.95 |
| Moyer Indoor/Outdoor | 3,243.42 | Univest VISA | 411.18 |
| Naceville Materials | 1,620.74 | Verizon | 74.77 |
| NAPA Auto Parts | 157.97 | Verizon Wireless | 346.91 |
| Nationwide Trust 457 Company | 4,559.79 | | |
| Nationwide Trust Company | 964.64 | Total General Fund | \$66,508.74 |

SEWER FUND

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|---------------------------------|----------|------------------------------|---------|
| Braxton Hubner | \$144.90 | Nationwide Trust 457 Company | \$92.28 |
| Clemens Uniform Rental | 91.80 | NetCarrier Telecom, Inc. | 105.96 |
| Comcast | 193.39 | North American Benefits Co. | 312.30 |
| Delta Dental Gettysburg Benefit | 308.60 | North Penn Water Authority | 98.53 |
| Fromm Electric Supply Corp. | 25.13 | Perkasie Regional Authority | 750.00 |

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| Hajoca Corporation | \$734.10 | Security Service Co., Inc. | \$136.50 |
| Home Depot | 52.00 | Suburban Water Testing Labs | 2,328.00 |
| Independence Blue Cross | 3,903.52 | The Harrison Group, Inc. | 60.00 |
| J. P. Mascaro & Sons | 3,852.63 | USA Blue Book | 684.73 |
| Markey Paper & Packaging, Inc. | 84.55 | Verizon | 84.78 |
| Moyer Indoor/Outdoor | 564.43 | Total Sewer Fund | \$14,608.13 |

POOL FUND

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|--------------------------|----------|----------------------------|----------|
| Comcast | \$171.51 | North Penn Water Authority | \$413.29 |
| Moyer Indoor/Outdoor | 246.00 | | |
| NetCarrier Telecom, Inc. | 90.84 | Total Pool Fund | \$921.64 |

CAPITAL RESERVE FUND

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| CKS Engineers, Inc. | \$750.00 | Redi-Rock | \$5,309.00 |
| ERM Drywall Services | 9,600.00 | Trout Brothers, Inc. | 11,300.00 |
| Good Plumbing Heating A/C, Inc. | 20,236.00 | Univest VISA | 901.00 |
| Home Depot | 42.44 | Univest VISA | 2,322.00 |
| Landis Block Nycecrete Company | 277.17 | | |
| Phillips & Donovan Architects | 2,520.00 | Total Capital Reserve Fund | \$53,257.61 |

LIQUID FUELS FUND

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| PPL Electric Utilities | \$816.11 | Signal Control Products, LLC | \$42.00 |
| PPL Electric Utilities | 6,899.97 | Total Liquid Fuels Fund | \$7,758.08 |

A motion was made by Councillor Matthew DiNenna, seconded by Councillor Courtnee Wampole, to authorize the payment of bills for the month of May, 2023 and the recurring expenses for the month of June, 2023 as presented. The motion was approved.

President Tracy Burke opened the floor to the audience for public comment. There being no public comment, President Burke moved to the business portion of the agenda beginning with the revised development plan for the Starbucks restaurant.

A motion was made by Councillor Matthew Sholly, and seconded by Councillor Richard Walczak, to approve the amended Final Land Development Plan for Towne Gate Commons, Phase 2B, Starbucks, subject to compliance with the review letter of LVL Engineering Group dated April 26, 2023; the Montgomery County Planning Commission review letter dated May 1, 2023, architectural renderings for Starbucks Shell as prepared by R.E.A.L. Services, last revised May 2, 2023 and approval of the Waiver requests as outlined in the STA Engineering letter dated May 3, 2023, as revised, and further requiring the Borough Engineer to approve the hardier species of shrubbery. The motion was approved by unanimous vote.

A motion was made by Councillor Courtnee Wampole, and seconded by

Councillor Richard Walczak, to approve the License Agreement between Brass Collar Brewing Company, LLC and Menagerie Foods, LLC, dated May 10, 2023, concerning the use of the kitchen area and shared space at the Souderton Train Station Freight Building, 100 S. Front Street, Souderton, Pennsylvania. The motion was approved by unanimous vote.

Mayor Daniel Yocum expressed his sincere appreciation for the strong working relationship of Souderton Borough Council, it is really enjoyable to be able to work together.

There being no further business, the meeting was adjourned at 8:02 pm.

Respectfully submitted,

P. Michael Coll, Secretary